

CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
February 24, 2015

The Second Regular Meeting of the Clermont County Planning Commission was held on Tuesday, February 24, 2015 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Boso, Ms. Cann, Mr. Carter, Mr. Fawley, Ms. Fiscus, Mr. Gorman, Mr. Kay and Ms. Strickland. The meeting was called to order at 5:00 p.m. by Chairman Carter with the Pledge of Allegiance to our Flag.

Chairman Carter asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on a case to stand and be sworn in.

APPROVAL OF MINUTES:

Chairman Carter asked if there were any questions, additions or corrections to the January 27, 2015 Meeting Minutes that had been emailed to the members prior to the meeting. Chairman Carter asked for a motion to approve the January 27, 2015 Meeting Minutes. Ms. Boso made the motion to approve the minutes, seconded by Ms. Cann. Motion carried unanimously with Mr. Anderson, Ms. Fiscus and Mr. Kay abstaining.

STAFF REPORT ON VARIANCE CASES

Terrace Ridge Subdivision

Union Township

5:06 p.m.

Adele Evans presented the staff report for this variance case. Staff's recommendation was to **approve** the proposed variance request for a reduction of street width from 28' to 24' back of curb to all public streets remaining to be built except for the remainder of Miami View Trails.

Mr. Mark Walker, Professional Engineering Group, LLC, representing the applicant, Miami View Properties, was present for this case.

Following a short discussion, Ms. Fiscus moved that the Planning Commission **approve** the Terrace Ridge Subdivision Variance Request per staff's recommendation, seconded by Mr. Fawley and carried unanimously.

SUBDIVISION CASES

Copper Creek Meadows Subdivision-Design Plan

Miami Township

5:12 p.m.

Adele Evans presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for Copper Creek Meadows Subdivision located in Miami Township.

Mr. Doug Smith, McGill Smith Punshon, was present for this case.

Following a brief discussion, Ms. Cann moved that the Planning Commission **approve** the design plan for Copper Creek Meadows Subdivision per staff's recommendation with the following conditions: approval by Miami Township BZA of front yard setback variance request; a note should be added to the design plan regarding required geotechnical reports for Lots 5, 6, 7, 8 and 9; and that all reviewing agency requirements be addressed satisfactorily. Motion was seconded by Mr. Boso and carried unanimously.

Forest Glen Subdivision, Section 3-Design Plan **Batavia Township**
5:17 p.m.

Adele Evans presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for Forest Glen Subdivision, Section 3, located in Batavia Township.

Mr. Richard Arnold, McGill Smith Punshon, was present for this case.

Following a brief discussion, Ms. Fiscus moved that the Planning Commission **approve** the design plan for Forest Glen Subdivision, Section 3, per staff's recommendation, seconded by Mr. Kay. Motion carried unanimously.

STAFF REPORT ON DEDICATION PLATS
Savannah Ridge **Union Township**
5:20 p.m.

Adele Evans presented the Staff Report for this dedication plat. Staff's recommendation was to **approve** the right-of-way dedication plat of Savannah Ridge located in Union Township.

Mr. Mark Stuart, American StructurePointe, Inc. was present for this case.

Following a brief discussion, Mr. Boso moved that the Planning Commission **approve** the Savannah Ridge Dedication Plat per staff's recommendation that all reviewing agency requirements be addressed satisfactorily, seconded by Mr. Anderson. The motion carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES
Ohio Township Zoning Case #2014-02 **Ohio Township**
5:30 p.m.

Adele Evans presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Ohio Township Zoning Case #2014-02 for amending Article III, Article V and the addition of Article XIV.

No one was present for this case.

Following discussion, Mr. Kay moved that the Planning Commission **recommend approval** to Ohio Township for Zoning Case #2014-02, per staff's recommendation with the following

conditions: definitions be added in alphabetical order based on existing definitions; special exceptions be added in sequential order for each zoning district; and any reference to Wind Energy Systems be changed to Wind Energy Small Systems for consistency. Mr. Kay recommended an additional condition regarding setbacks in Article XIV Item A.3 be changed from 100 feet to 500 feet from all adjoining property lines, seconded by Ms. Cann. Motion carried with a vote of seven to one with Ms. Strickland dissenting.

STAFF REPORT ON ZONING MAP AMENDMENT CASES

None

COMMITTEE REPORTS

None

OLD BUSINESS/NEW BUSINESS:

Adele Evans asked the commission to elect a Secretary Pro-Tem in order to attest to the December 16, 2014 Meeting Minutes because only one officer was present at the January meeting. After discussion, Mr. Carter made the motion to nominate Mr. Boso as Secretary Pro-Tem, seconded by Mr. Fawley. Motion carried unanimously.

Adele Evans requested an update from the Nominating Committee formed at the January meeting. The committee comprised of Mr. Boso, Ms. Fiscus and Mr. Gorman has discussed the candidates and will be prepared to propose a slate of officers for the March meeting.

As there was no further business brought before the Planning Commission, Chairman Carter asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:45 p.m.

Mark Carter, Chairman

Natalie Fiscus, Vice Chair